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Attorneys for Debtor,  
Y & W INVESTMENT LLC

UNITED STATES BANKRUPTCY COURT  
IN THE NORTHERN DISTRICT OF CALIFORNIA

In Re:  
Y & W INVESTMENT LLC  
  
Debtor.

Case No.: 25-30058

CHAPTER 11

**STATUS CONFERENCE STATEMENT**

**Date: 04/03/2025**

**Time: 10:00 a.m.**

**Judge: Hon. Hannah L. Blumenstiel**

Y & W Investment LLC ("Debtor") respectfully submits the following status conference statement pursuant to the Court's request:

**1. The factors (business, financial, operational and any other problems) leading to this bankruptcy filing, the debtor(s)' objectives in this Chapter 11 case, and the means proposed to achieve those objectives:**

Y & W Investment LLC filed for Chapter 11 bankruptcy on January 23, 2025, to avoid foreclosure of its primary asset, real property located at 762 Chateau Drive, Hillsborough, CA 94010. The property is currently under construction, which has created financial strain and delayed efforts to complete a sale. The Debtor's objective is to restructure its obligations by selling the property through the Chapter 11 process, using the proceeds to satisfy the debts of the

1 bankruptcy estate. The Debtor has identified a potential buyer who is interested in purchasing the  
2 property for approximately \$2.9 million and is presently seeking loan approval.

3 **2. A proposed schedule for filing a plan and disclosure statement, and for confirmation of  
4 the proposed plan;**

5 The Debtor anticipates filing a Chapter 11 Plan and Disclosure Statement within 60 days,  
6 contingent upon the buyer securing financing and the sale terms being finalized. Confirmation of  
7 the plan will be scheduled thereafter, depending on Court availability and the timing of creditor  
8 approvals.

9 **3. An outline of the proposed plan;**

10 The proposed plan contemplates a sale of the real property located at 762 Chateau Drive, with  
11 net proceeds used to pay allowed secured, priority, and unsecured claims in accordance with the  
12 Bankruptcy Code. Any surplus will be distributed to equity holders. The plan will be a  
13 liquidating Chapter 11 focused on the orderly sale of the estate's primary asset.

14 **4. The type, status and adequacy of insurance coverage of the debtor(s)' assets;**

15 At present, the Debtor does not maintain active insurance coverage on the real property located  
16 at 762 Chateau Drive. The Debtor is evaluating its insurance needs in light of the pending sale  
17 and the current state of the property, which remains under construction and unoccupied. The  
18 Debtor is mindful of its obligations under the Bankruptcy Code and is considering cost-effective  
19 options to ensure appropriate coverage is in place as necessary during the administration of this  
20 case.

21 **5. Whether the debtor has met the requirements for retaining professionals in the case, and  
22 the estate's need for retaining any additional professionals (e.g., attorneys, accountants,  
23 brokers, etc.);**

24 The Debtor has retained bankruptcy counsel and is in the process of seeking Court approval for  
25 the employment of a real estate broker to market and sell the property. Additional professionals,  
26 such as an accountant, may be retained depending on the complexity of the sale and plan  
27 confirmation process.

28 **6. The debtor(s)' post-petition operations, revenue and financial results;**

The Debtor has minimal post-petition operations and no significant revenue generation since its  
sole asset is under construction and not income-producing. Financial activity has been limited to  
maintaining the property and pursuing a sale.

**7. The status of any litigation pending in or outside of this Court:**

To the best of the Debtor's knowledge, there is no active litigation pending against the Debtor  
outside of this bankruptcy proceeding.

**8. The debtor(s)' attendance at a meeting of creditors pursuant to 11 U.S.C. § 341(a), and  
compliance with requests for information from the U.S. Trustee (including but not limited  
to requests made in the Initial Debtor Interviews):**

The Debtor's representative attended the § 341(a) meeting of creditors and has complied with all

1 requests for information from the U.S. Trustee, including providing required financial documents  
2 and participating in the Initial Debtor Interview.

3 **9. The status of monthly operating reports, debtor-in-possession (DIP) accounts and  
4 required post-petition payments to taxing authorities:**

5 The Debtor has opened a debtor-in-possession account and has been timely filing monthly  
6 operating reports. The Debtor is current with all post-petition tax obligations and will continue to  
7 make required payments as they become due.

8 **10. Whether the debtor has met the requirements for using cash collateral and obtaining  
9 credit:**

10 The Debtor has not required the use of cash collateral and has not sought post-petition financing.  
11 All post-petition expenses are being funded through the Debtor's limited available cash and  
12 support from the managing member.

13 **11. Orders entered in the case granting relief from the automatic stay, extending or  
14 refusing to extend the automatic stay or determining there is no automatic stay in effect as  
15 to any or all creditors:**

16 As of the date of this statement, no orders have been entered granting relief from the automatic  
17 stay or otherwise modifying it.

18 **12. Motions to assume or reject any executory contracts or unexpired leases that have been  
19 or are expected to be filed;**

20 There are no executory contracts or unexpired leases that the Debtor intends to assume or reject  
21 at this time. If any such agreements are discovered during the administration of the case,  
22 appropriate motions will be filed.

23 **13. Unique issues concerning secured debt, employees, cash collateral, executory contracts,  
24 existing management and/or equity owners;**

25 The primary secured debt is tied to the real property located at 762 Chateau Drive. The Debtor  
26 has no employees, and its operations are managed solely by its managing member. There are no  
27 current issues with cash collateral or executory contracts. The managing member continues to  
28 oversee the Debtor's affairs and is actively working to complete the property sale.

1 **14. Unusual developments or events that have occurred or are expected to occur in the**  
2 **case, and any other matters that might materially affect the administration of this case.**  
3 The construction status of the property presents a challenge in the marketing and sale process.  
4 Nevertheless, the Debtor has identified a serious buyer and anticipates that the sale, once  
5 financing is secured, will provide sufficient proceeds to fund a confirmable plan. No other  
6 unusual developments are anticipated at this time.

7 Date: March 24, 2025

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10 Jonathan Madison, Attorneys for Debtor  
11 Y & W INVESTMENT LLC  
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